



pearson
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35 HOLTHOUSE ROAD
Bury, BL8 3JP
£235,000

35 HOLTHOUSE ROAD

Property at a glance

- SEMI-DETACHED PROPERTY
- TWO DOUBLE BDROOMs, OFFICE & LOFT ROOM
- TOTTINGTON VILLAGE
- LOUNGE, KITCHEN/DINER & SUN ROOM
- CLOSE TO LOCAL SCHOOLS
- LOCAL COUNTRYSIDE CLOSE BY

Immaculately presented two double bedroom with an additional loft room located on the border of the ever popular villages of Tottington & Walshaw. The property is ideally position for local shops, schools and amenities and is only a short walk to both village centres and offers excellent transport links to Bury town centre. In brief the property comprises of: Entrance porch, lounge, kitchen/diner and conservatory. To the first floor are two double bedrooms, family bathroom and office with stairs leading to the the loft room (currently used as third bedroom). The property benefits from a block paved driveway to the front and low maintenance garden to the rear and is an ideal first time buy or for growing families alike.

Leasehold - 999 years from 29/9/1967

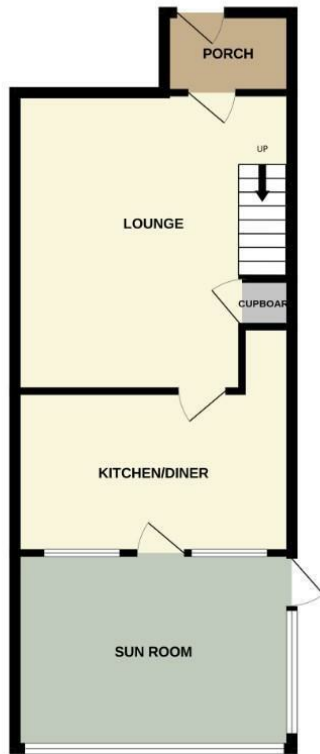
Ground Rent - £50 per annum

Council Tax Band - B

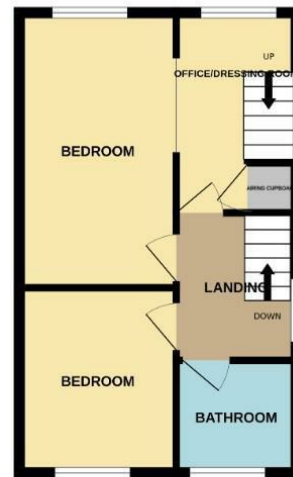




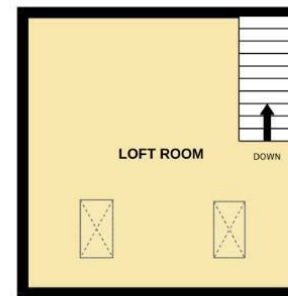
GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



2ND FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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